

NORTH PARK COMMUNITY PLAN UPDATE

Density Bonus Program Planned Development Permit Process

BACKGROUND

As part of the North Park Community Plan Update (CPU) process, land uses and densities have gone through a number of revisions. Initially, City staff had proposed an incentive-based density bonus program as part of the CPU process. The original intent was to decrease adopted residential densities and then include an incentive-based density bonus program. This concept did not meet the approval of the planning group who then recommended elimination of the incentive-based density bonus program. In its place, City staff brought the residential densities back to their original adopted densities along the transit corridors and in the areas between El Cajon Boulevard and University Avenue where there is a proliferation of older “Huffman Style” development projects.

City staff has prepared a draft density bonus program that utilizes a Process 4 Planned Development Permit as a tool to:

- create more interest in redeveloping the “Huffman Style” development,
- support the Mid-City Rapid transit line along Park Boulevard and El Cajon Boulevard, and
- address the very low intensity, auto-oriented commercial development, particularly along El Cajon Boulevard,

Attached are the Planned Development Permit Regulations as well as the draft, proposed community plan language.

PLANNED DEVELOPMENT PERMIT PURPOSE

Planned Development Permits are intended to encourage innovative development in a manner that implements land use plan policies. It also provides flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. The intent of the Planned Development Permit regulations is to accommodate, to the greatest extent possible, an equitable balance of development types, intensities, styles, site constraints, project amenities, public improvements, and community and City benefits.

HOW IS A PLANNED DEVELOPMENT PERMIT DECIDED?

A PDP that does not comply with all base zone regulations is decided as part of a Process 4 hearing, which means the project will be required to go before Planning Commission for approval and is appealable to City Council. A proposed development that uses a PDP cannot adversely affect the land use plan and also cannot be detrimental to the health, safety and welfare of the public. A recommendation from the respective planning group is required and notification to affected properties within 300 feet of the development site is required.

WHAT DEVELOPMENT REGULATIONS ARE INCLUDED IN A PDP THAT A DEVELOPMENT MUST MEET?

The following regulations must be complied with in order to approve a PDP:

- Parking and Access
- Landscaping
- Fences and Walls
- Signs
- Accessory Structures
- Shadow Plan
- Criteria for Development Design
- Maximum Floor Area ratio (Commercial)
- Ground Floor Occupancy (Commercial)
- Outdoor Amenities and Recreational Facilities